

ARTICLE 1
ZONING AUTHORITY¹

WHEREAS, by act of the General Assembly of Virginia as provided in Title 15.1, Chapter 11, Article 8, Sections 15.1-486 through 15.1-503.2, Code of Virginia and amendments thereto, the governing body of any county or municipality may, by ordinance, divide the territory under its jurisdiction into districts of such number, shape, and area as it may regulate, restrict, permit, and determine the following:

- (a) The use of land, buildings, structures, and other premises for agricultural, commercial, industrial, residential, and other specific uses;
- (b) The size, height, area, bulk, location, erection, construction, reconstruction, alteration, repair, maintenance, razing, or removal of structures;
- (c) The areas and dimensions of land, water, and air space to be occupied by buildings, structures, and uses, and of courts, yards, and other open spaces to be left unoccupied by uses and structures, including variations of the sizes of lots based on whether a public or community water supply or sewer system is available and used; and
- (d) The excavation or mining or soil or other natural resources.

THEREFORE, BE IT ORDAINED by the Town Council of the Town of Warrenton, Virginia, that for the purpose of promoting the health, safety, or general welfare of the public, and of further accomplishing the objectives of Section 15.1-486, that Chapter XX of the Municipal Code be repealed and the following Ordinance, together with the accompanying maps² be reenacted as Chapter 20 of the Code of the Town of Warrenton entitled "Zoning Ordinance." This ordinance has been designed:

- (a) to provide adequate light, air, convenience of access, and safety from fire, flood, and other dangers;
- (b) to reduce or prevent congestion in the public streets;
- (c) to facilitate the creation of a convenient, attractive, and harmonious community;

¹ For state law as to zoning, see Code of Virginia, 15.1-486 to 15.1-503.2. As to business and industrial zones as fire limits, see 5-1 of the Code. As to issuance of license with reference to business conducted at a location in violation of the Zoning Ordinance, see 11-6.

² The map here referred to is the Official Zoning Map of Warrenton, Virginia. Copies are on file in the office of the Zoning Administrator.

- (d) to facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports, and other public requirements;
- (e) to protect against destruction of or encroachment upon historic areas;
- (f) to protect against one or more of the following: overcrowding of land, undue density in population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, panic, or other dangers; and
- (g) to encourage economic development activities that provide desirable employment and enlarge the tax base.